

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Waukesha County Consortium**

State: **WI**

PJ's Total HOME Allocation Received: **\$12,993,770**

PJ's Size Grouping*: **B**

PJ Since (FY): **1998**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State: 10			
% of Funds Committed	89.23 %	97.41 %	9	94.94 %	11	13	
% of Funds Disbursed	86.20 %	93.34 %	9	84.35 %	48	48	
Leveraging Ratio for Rental Activities	4.31	3.62	1	4.59	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	99.00 %	1	81.38 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	71.09 %	79.78 %	8	68.05 %	47	47	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	64.71 %	76.21 %	9	79.65 %	11	13	
% of 0-30% AMI Renters to All Renters***	43.14 %	50.74 %	5	44.76 %	47	46	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	96.08 %	86.87 %	3	94.31 %	35	35	
Overall Ranking:			In State:	6 / 10	Nationally:	60	61
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$30,853	\$14,394		\$25,245	51 Units	3.10 %	
Homebuyer Unit	\$5,472	\$13,920		\$14,395	1,170 Units	70.00 %	
Homeowner-Rehab Unit	\$5,796	\$15,572		\$20,186	421 Units	25.20 %	
TBRA Unit	\$1,249	\$2,627		\$3,142	29 Units	1.70 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Waukesha County Consortium WI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$84,654	\$108,023	\$7,389
State:*	\$62,962	\$71,479	\$17,382
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 3.9 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.04

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	85.7	88.2	96.0	86.2
Black/African American:	8.2	0.3	0.0	6.9
Asian:	0.0	0.3	0.2	0.0
American Indian/Alaska Native:	0.0	0.3	0.2	0.0
Native Hawaiian/Pacific Islander:	0.0	0.1	0.2	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.3	0.2	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.1	0.0	0.0
Other Multi Racial:	0.0	0.3	0.0	0.0
Asian/Pacific Islander:	0.0	0.2	0.0	0.0

ETHNICITY:

Hispanic	6.1	9.8	3.1	6.9
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HOUSEHOLD SIZE:

1 Person:	63.3	34.9	30.9	34.5
2 Persons:	18.4	19.1	16.6	17.2
3 Persons:	12.2	19.1	15.2	13.8
4 Persons:	4.1	14.6	20.7	17.2
5 Persons:	2.0	7.8	9.7	6.9
6 Persons:	0.0	3.0	3.8	6.9
7 Persons:	0.0	0.9	2.1	0.0
8 or more Persons:	0.0	0.7	1.0	3.4

HOUSEHOLD TYPE:

Single/Non-Elderly:	59.2	36.4	15.4	44.8
Elderly:	22.4	0.4	21.1	3.4
Related/Single Parent:	14.3	21.0	20.0	20.7
Related/Two Parent:	2.0	34.8	36.3	24.1
Other:	2.0	7.3	7.1	6.9

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	22.4	0.2 [#]
HOME TBRA:	0.0	
Other:	0.0	
No Assistance:	77.6	

of Section 504 Compliant Units / Completed Units Since 2001 11

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Waukesha County Consortium

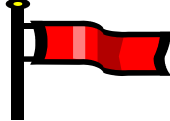
State: WI

Group Rank: 60
(Percentile)

State Rank: 6 / 10 PJs

Overall Rank: 61
(Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	71.09	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	64.71	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	96.08	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	1.26	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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